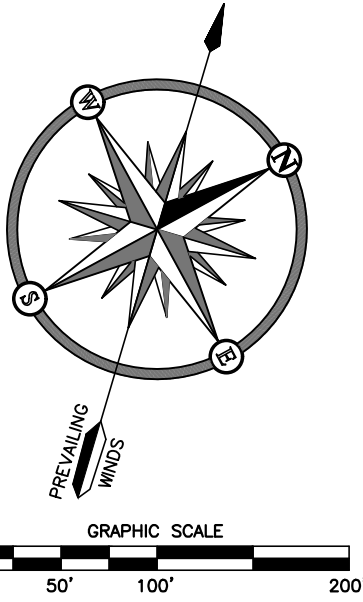


LJACC NAME: R:\CLIENTS\TUCKER BRYAN - 636\77001 - Scarlet Oak Drive-Residential Development\Survey\CAD\SUMMER BREEZE ESTATE - PLAT-R2.dwg CA DATE: 07 MAR 2017 TIME: 15:58

LJA Engineering, Inc.
820 Buffalo Street
Corpus Christi, Texas 78401
TBPE Firm Reg. # F-1386

Phone 361.887.8851
Fax 361.887.8855
TBPLS Firm Reg. #10016600

PROPERTY CURVE TABLE				
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)
C1	10.00'	15.72'	90°05'20"	10.02'
C2	210.00'	115.59'	31°32'10"	59.30'
C3	20.00'	31.45'	90°05'20"	20.30'
C4	15.00'	23.54'	89°54'40"	14.98'
C5	15.00'	23.59'	90°05'20"	15.02'
C6	30.00'	24.93'	47°36'41"	13.24'
C7	59.00'	283.41'	275°13'21"	N/A



STATE OF TEXAS
COUNTY OF NUECES
I, Bryan R. Tucker, do hereby certify that I am the owner of the property referred to as the remainder of Lot12, Section 38, Flour Bluff and Encinal Farms and Garden Tracts, that all easements and right-of-ways as shown are dedicated in fee simple to the public for the installation, operation, and maintenance of public streets and utilities, and we adopt this plat for the purposes of description and dedication this ____ day of _____, 2017.

Bryan R. Tucker

STATE OF TEXAS
COUNTY OF NUECES
Before me, the undersigned authority, on this day personally appeared _____, proven to me to be the persons whose signature he made on the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas. This the ____ day of _____, 2017.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission, this ____ day of _____, 2017.

Julio Dimas, CFM.
Interim Secretary

Philip J. Ramirez, A.I.A., LEED AP
Chairman

STATE OF TEXAS
COUNTY OF NUECES
Approved by the Corpus Christi-Nueces County Health Department. Any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the ____ day of _____, 2017.

Public Health Officer

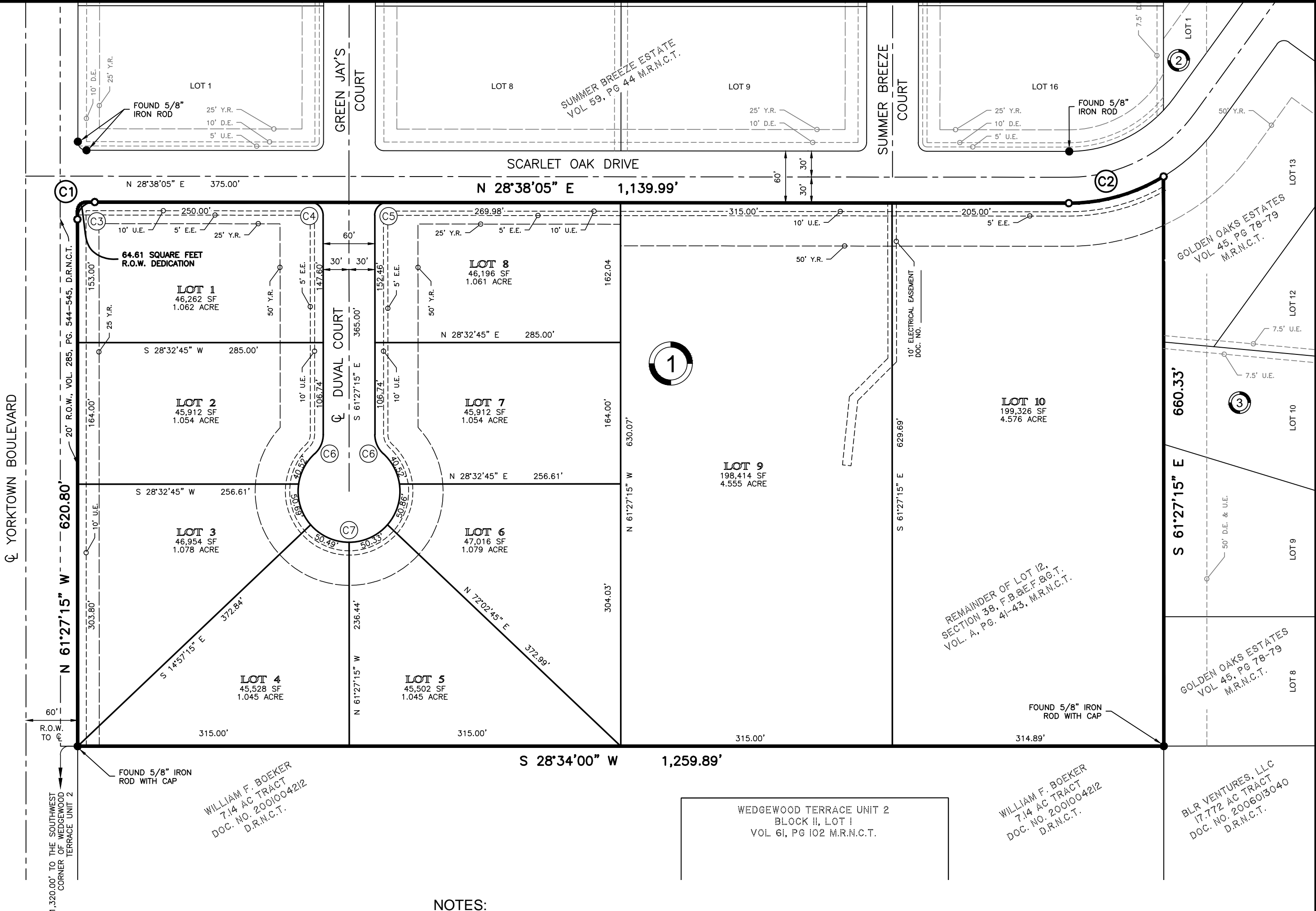
STATE OF TEXAS
COUNTY OF NUECES
I, _____, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Summer Breeze Estate, Phase 2, Block 1, Lots 1 through 10, dated the ____ day of _____, 2017, with its certificate of authentication was filed for record in my office this ____ day of _____, 2017 at ____ o'clock ____ m. and duly recorded in Volume _____, Page(s) _____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 2017.

Document No. _____

Kara Sands
Nueces County Clerk

STATE OF TEXAS
COUNTY OF NUECES
I, Albert E. Franco, Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

Albert E. Franco, Jr., R.P.L.S. #4471



LEGEND:

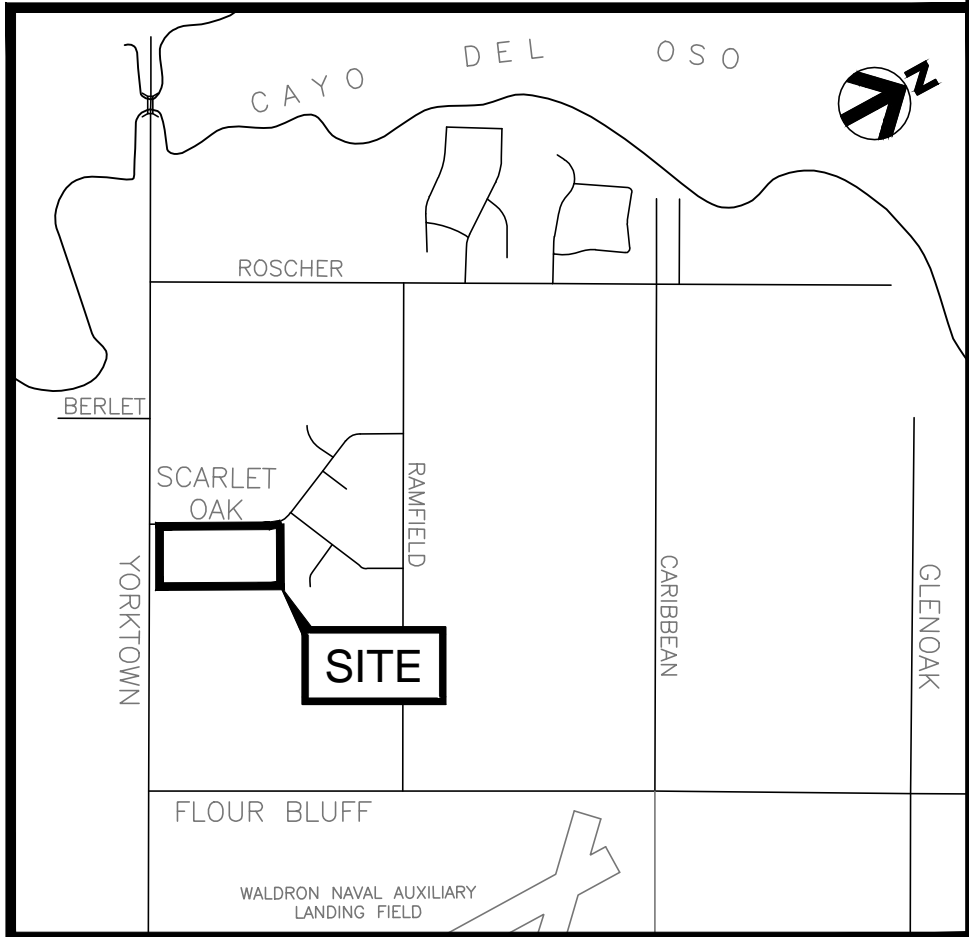
	PROPERTY LINE
	FOUND 5/8" IRON ROD
	SET 5/8" IRON ROD WITH CAP
	YARD RESTRICTION
	EASEMENT
	ADJACENT LOT LINE
	CENTERLINE ROADWAY
	RIGHT-OF-WAY EASEMENT
	DEED RECORDS OF NUECES COUNTY, TEXAS
	MAP RECORDS OF NUECES COUNTY, TEXAS
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	RIGHT-OF-WAY

NOTES:

- THE TOTAL PLATTED AREA CONTAINS 18.248 ACRES OF LAND, INCLUDING STREET DEDICATION.
- THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBERS 485464 0315 D CITY OF CORPUS CHRISTI, TEXAS DATED AUGUST 3, 1989, AND IS SUBJECT TO CHANGE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO CATEGORIZED THE WATER AS "CONTACT RECREATION" USE.
- INDIVIDUAL LOT OWNER'S ARE RESPONSIBLE FOR INSURING THAT STORM WATER RUNOFF IS DIRECTED TO PUBLIC DRAINAGE INFRASTRUCTURE AND DOES NOT CROSS COMMON PROPERTY LINE.
- EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
- THE ENTIRE PROPERTY LIES WITH THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI AND IS ZONED "RE".
- Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BEARINGS SHOWN REFER TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, U.S. SURVEY FEET.
- DRIVEWAY ACCESS FROM LOTS 1 - 3 TO YORKTOWN BOULEVARD IS PROHIBITED.
- DRIVEWAY ACCESS FROM LOTS 1 & 8 TO SCARLET OAK DRIVE IS PROHIBITED.
- PROPOSED DRIVEWAYS SHALL CONFORM TO CITY OF CORPUS CHRISTI ACCESS MANAGEMENT STANDARDS.
- 5/8" IRON ROD WITH CAP SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

PLAT OF SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1 - 10

BEING A PLAT OF 18.248 ACRES OUT OF THE REMAINDER OF LOT 12, SECTION 38, FLOUR BLUFF AND ENCINAL FARMS AND GARDEN TRACTS, RECORDED IN VOLUME A, PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: 1" = 2,000'